

**Landowner-Specific Narrative Summary
Joseph and Barbara Bergschneider**

To date, ATXI has been unsuccessful in obtaining an easement from Mr. and Mrs. Joseph and Barbara Bergschneider. The Bergschneiders are the owners of eight tracts at issue (bearing eight tax identification numbers) along the Morgan County portion of the Meredosia to Pawnee segment of the Project. The relevant tracts have been designated internally as A_ILRP_MP_MO_198_ROW, A_ILRP_MP_MO_199_ROW, A_ILRP_MP_MO_203_ROW, A_ILRP_MP_MO_205_ROW, A_ILRP_MP_MO_206_ROW, A_ILRP_MP_MO_209_ROW, A_ILRP_MP_MO_210_ROW, and A_ILRP_MP_MO_213_ROW, although they are often referred to jointly by lead tract identifier A_ILRP_MP_MO_198_ROW. As summarized on ATXI Exhibit 2.1, as of June 12, 2015, ATXI has contacted, or attempted to contact the Bergschneiders or their representatives regarding acquiring an easement across the properties on at least at least 47 occasions, including 26 emails, 2 in-person meetings, 4 letters, 9 phone calls, and 6 voicemails.

On April 11, 2014, an ATXI representative met with Mr. Paul Bergschneider, son of landowners Joseph and Barbara, to discuss the initial logistics of the Project and to present ATXI's initial offer. During this initial meeting and several follow-ups soon thereafter, Paul asked questions and expressed concerns about the extent to which the transmission line may affect his ability to use existing electric fencing. The ATXI representative assured him that the intent of the easement was not to restrict access to parcels and that while ATXI may have to remove some fencing temporarily during construction, the parties may be able to work on easement or Confidential Settlement Agreement language to accommodate and address his specific fencing-related concerns. On June 16, 2015, the land agent addressed questions related to pole placement, structure height and line sag and to clarify crop damage requirements. Later

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that summer, Paul provided crop yield information and ATXI adjusted its offer upwards in response.

In the fall of 2014, ATXI and Mr. [Paul] Bergschneider continued to discuss specific concerns related to ATXI's easement language and items that Paul, on behalf of his parents, would like to see addressed in that document or the CSA. Paul was also particularly concerned about the placement of specific poles and the potential interference of the line with an auger used on the premises. In early 2015 he reiterated the pole placement concerns and requested said poles be staked with specificity. ATXI responded by indicating that the exact locations of the poles could not be staked at that time, as final line design had not been completed. ATXI has since followed-up and committed to stake the locations, given that final plats have now been received, and further sought to address the related concerns in the CSA discussed below.

ATXI and Mr. [Paul] Bergschneider have traded several versions and edits of the easement document and CSA. Mr. Bergschneider provided his most recent edits in mid-April, 2015. ATXI promptly responded with documents provided on April 29, 2015. This version of the CSA addresses some 23 specific items, including but not limited to pole placement, gate requirements, and interference with farming practices—all of which were known by ATXI to be of concern to the landowners. Despite several subsequent requests, ATXI has been unable to obtain a response from Mr. [Paul] Bergschneider to those edits. Mr. Bergschneider did recently acknowledge receipt of an increased offer, resulting from an updated appraisal, but has not indicated at any point during negotiations whether ATXI's offer of compensation is acceptable.

In sum, ATXI is unaware whether issues remain with respect to language or compensation. ATXI has attempted to address the landowners' concerns through revisions to the easement document and CSA but has yet to obtain affirmative approval or rejection. A voluntary

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agreement in a time frame supportive of this line segment's in-service date is therefore unlikely, and ATXI requests eminent domain authority over these parcels.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 4/11/14 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Lee Ann Lewis Cain ☒

Morgan County, IL

Tax Id: 15-20-300-011, 15-19-400-001, 15-19-300-009, 15-20-200-005, 15-20-200-006,*

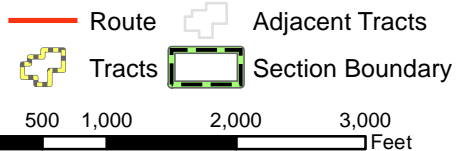


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Barbara A. Bergschneider

Tract No.: A_ILRP_MP_MO_198

Date: 4/14/2015

AMEREN TRANSMISSION
ILLINOIS RIVERS PROJECT
MEREDOSIA TO PAWNEE
345 KV TRANSMISSION LINE

EXHIBIT "A"

AN 18.422 ACRE TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 19 AND THE NORTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 8 WEST OF THE 3RD PRINCIPAL MERIDIAN, MORGAN COUNTY, ILLINOIS AND BEING PART OF THOSE TRACTS OF LAND DESCRIBED AS TRACTS III, IV, AND V IN DEED TO JOSEPH P. BERGSCHNEIDER AND BARBARA A. BERGSCHNEIDER, HUSBAND AND WIFE, RECORDED IN DOCUMENT NO. 572830, AS CORRECTED BY DOCUMENT NO. 573016 OF THE DEED RECORDS OF MORGAN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL WITH A WASHER FOUND AT THE NORTHWEST CORNER OF SAID NORTH 1/2, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1084555.52, E:2332075.89;

THENCE NORTH 89 DEGREES 54 MINUTES 47 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 5,431.09 FEET TO THE NORTHEAST CORNER OF SAID NORTH 1/2;

THENCE NORTH 00 DEGREES 34 MINUTES 14 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 20, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 54 MINUTES 47 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 0.16 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 11 MINUTES 31 SECONDS EAST, A DISTANCE OF 3,950.94 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID WEST 1/2;

THENCE SOUTH 00 DEGREES 27 MINUTES 55 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2, FROM WHICH A 60D NAIL FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 20 BEARS SOUTH 26 DEGREES 58 MINUTES 48 SECONDS EAST, A DISTANCE OF 2,943.67 FEET;

THENCE SOUTH 89 DEGREES 11 MINUTES 31 SECONDS WEST, ALONG THE SOUTH LINE OF SAID WEST 1/2, PASSING THE SOUTHWEST CORNER OF SAID WEST 1/2 AT A DISTANCE OF 1,316.39 FEET, AND CONTINUING ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 20, A TOTAL DISTANCE OF 2,633.68 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4;

THENCE SOUTH 00 DEGREES 32 MINUTES 31 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 11 MINUTES 31 SECONDS WEST, LEAVING THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1,317.41 FEET TO A POINT FOR CORNER;

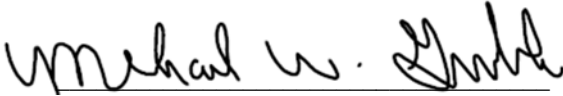
THENCE SOUTH 89 DEGREES 54 MINUTES 47 SECONDS WEST, A DISTANCE OF 5,431.06 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID NORTH 1/2;

AMEREN TRANSMISSION
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THENCE NORTH 00 DEGREES 28 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTH 1/2, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 802,460 SQUARE FEET OR 18.422 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

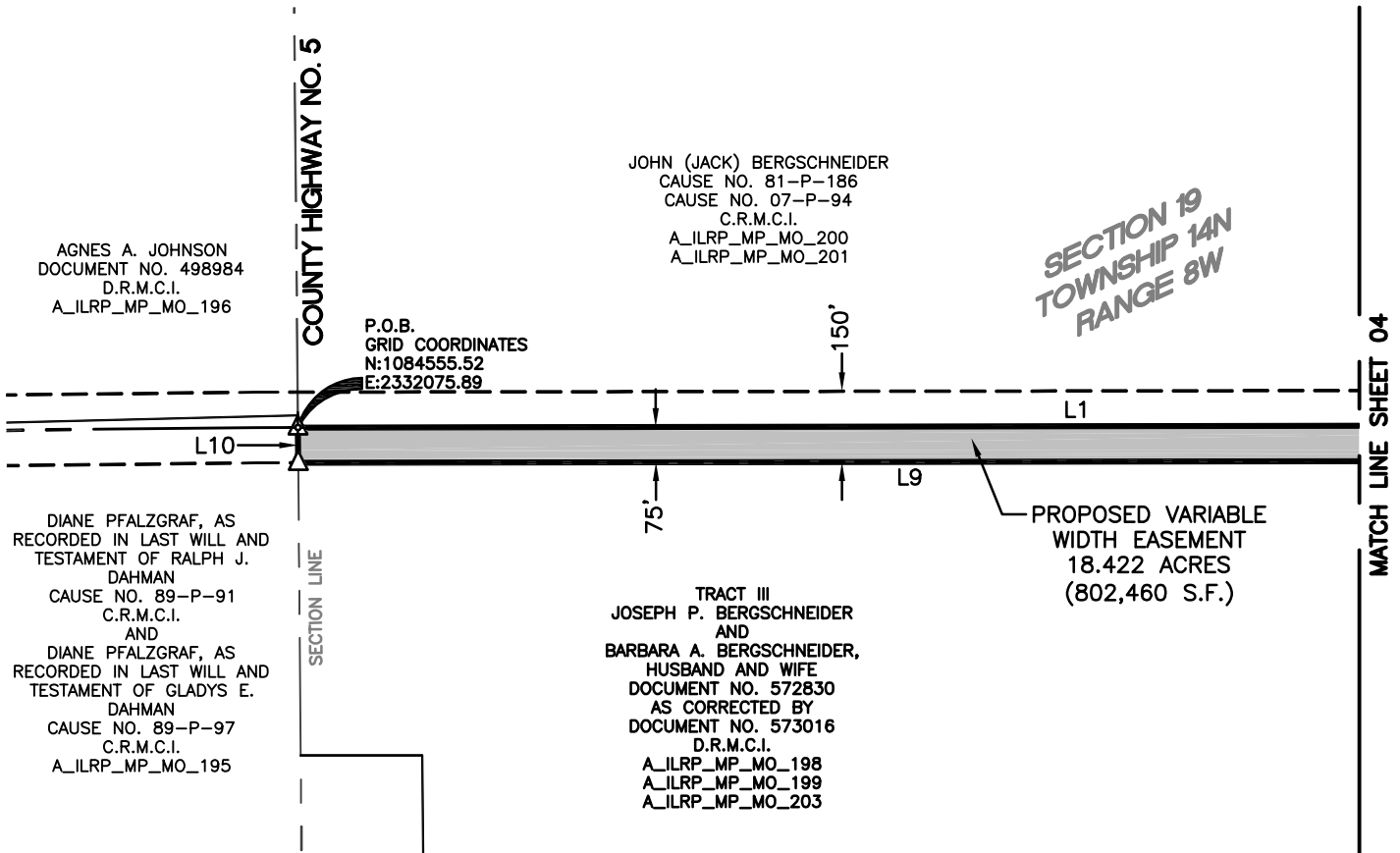
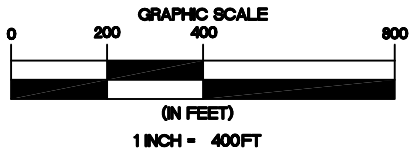


MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 04/29/2015

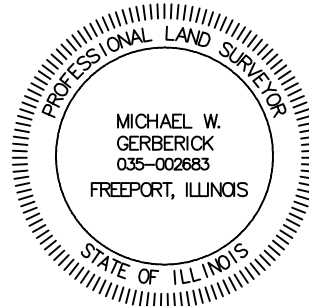


EXHIBIT "A"



LEGEND

C.R.M.C.I.	COURT RECORDS MORGAN COUNTY, ILLINOIS
D.R.M.C.I.	DEED RECORDS MORGAN COUNTY, ILLINOIS
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
△	CALCULATED POINT
▲	PK NAIL WITH A WASHER FOUND
---	TRACT LINE
---	SECTION LINE
---	SUBJECT PROPERTY LINE
---	PROPERTY LINE
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT



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LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 03 OF 07

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 04/29/2015
SCALE: 1"=400'
TRACT ID: A_ILRP_MP_MO_198
DRAWN BY: KAS



150' TRANSMISSION
LINE EASEMENT
MEREDOSIA TO PAWNEE
SECTIONS 19 AND 20, TOWNSHIP 14 NORTH
RANGE 8 WEST OF THE 3RD PRINCIPAL MERIDIAN
MORGAN COUNTY, ILLINOIS

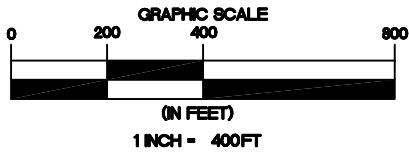
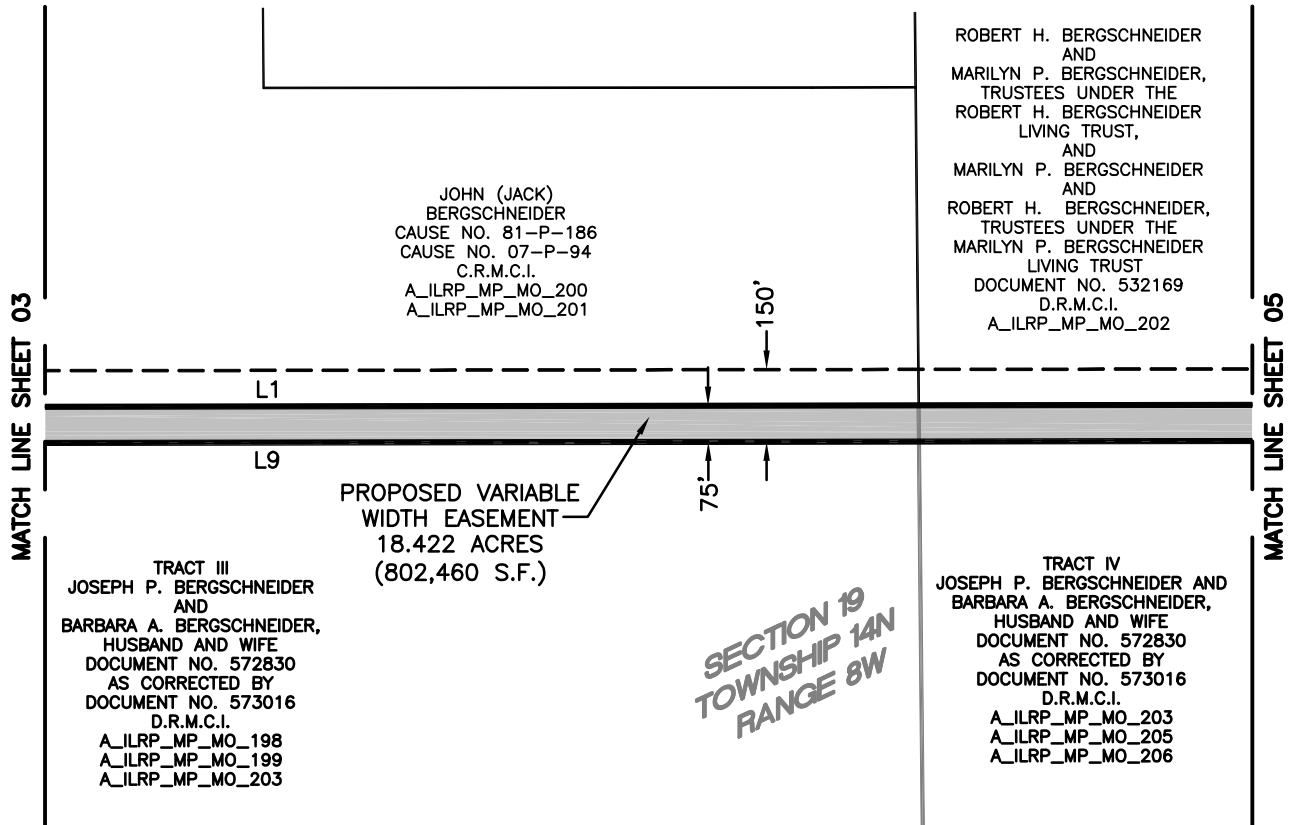
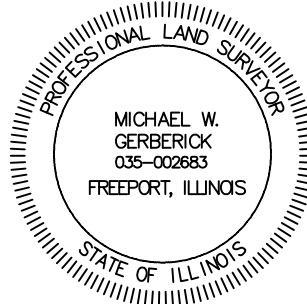


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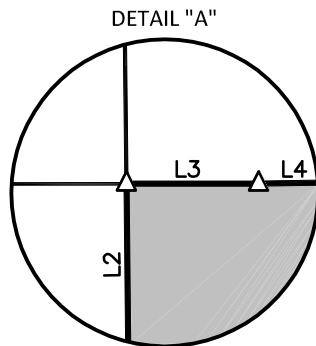
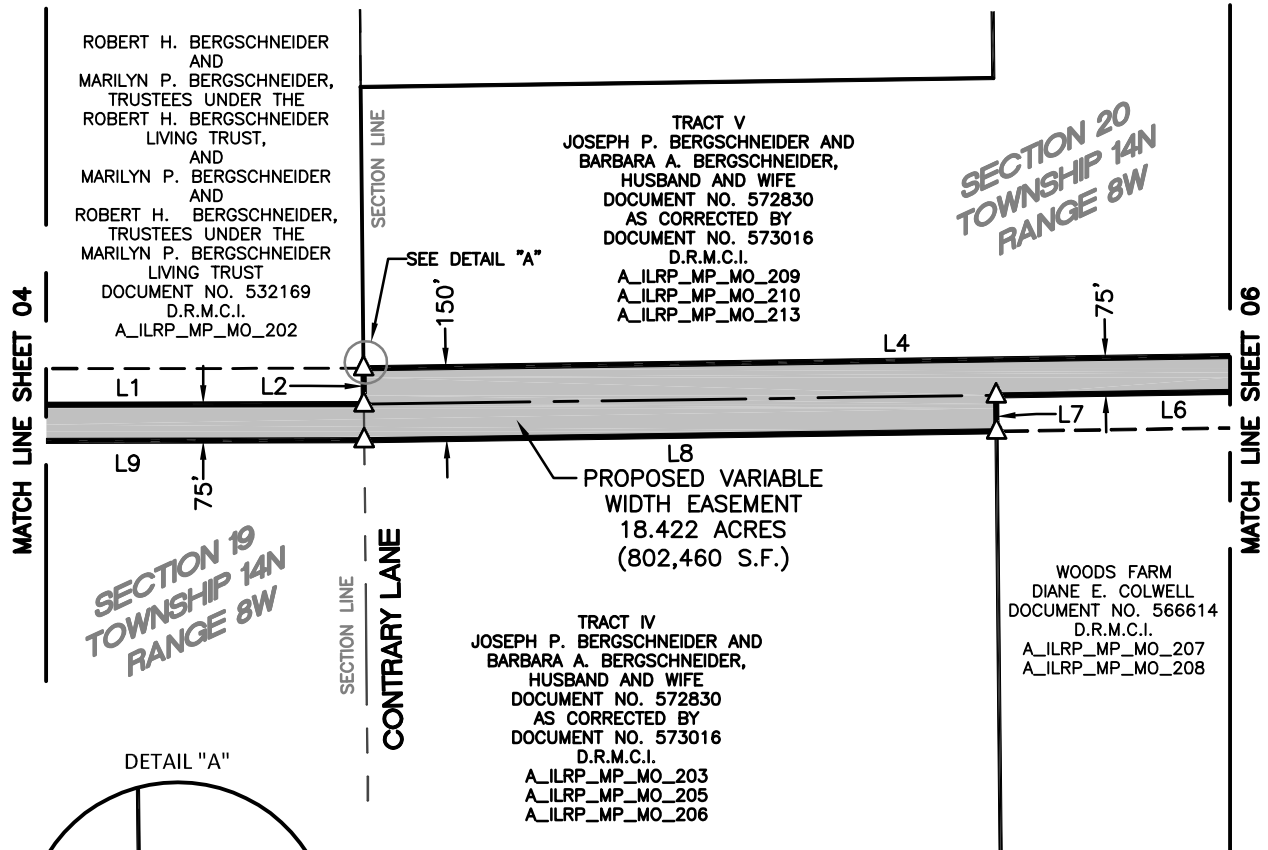
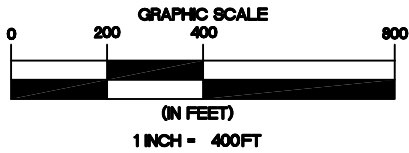
SHEET 04 OF 07

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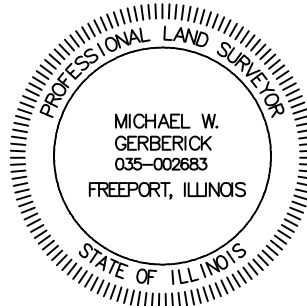
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(NOT TO SCALE)

LEGEND

- C.R.M.C.I. COURT RECORDS
MORGAN COUNTY, ILLINOIS
- D.R.M.C.I. DEED RECORDS
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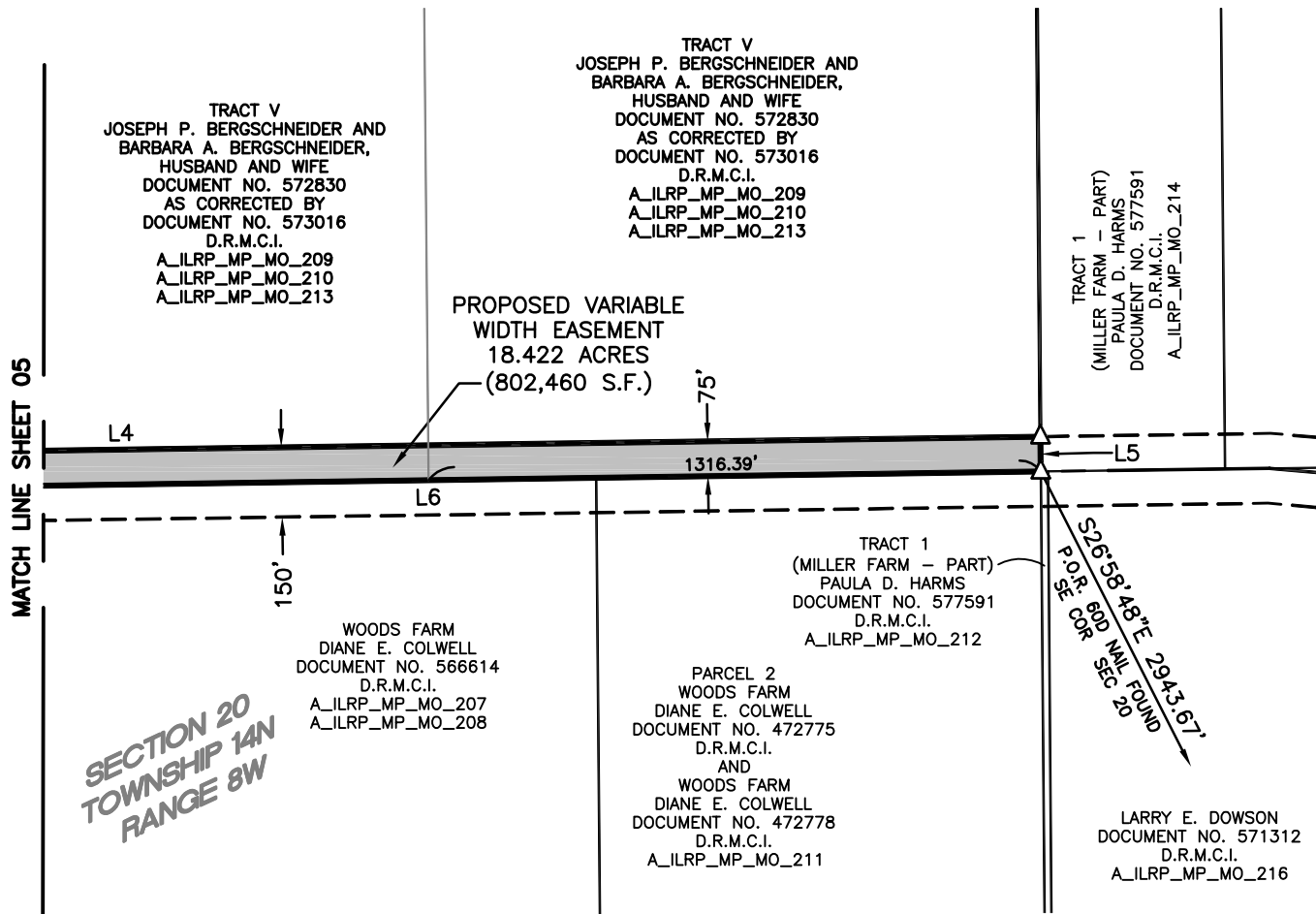
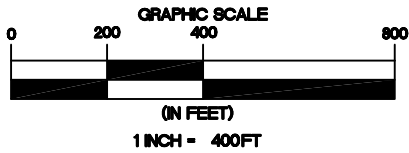
SHEET 05 OF 07

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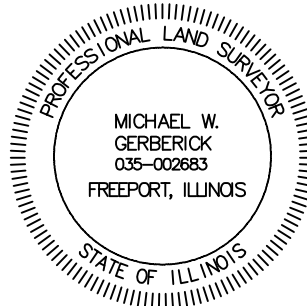
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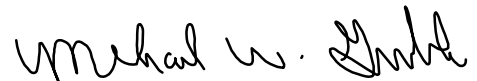
PROJECT: ILLINOIS RIVERS
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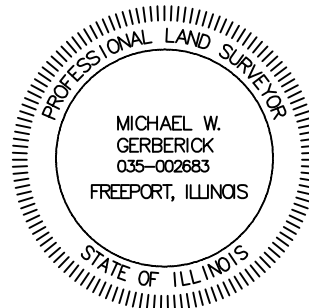
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LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N89°54'47"E	5431.09'
L2	N00°34'14"W	75.00'
L3	N89°54'47"E	0.16'
L4	N89°11'31"E	3950.94'
L5	S00°27'55"E	75.00'
L6	S89°11'31"W	2633.68'
L7	S00°32'31"E	75.00'
L8	S89°11'31"W	1317.41'
L9	S89°54'47"W	5431.06'
L10	N00°28'24"W	75.00'



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